



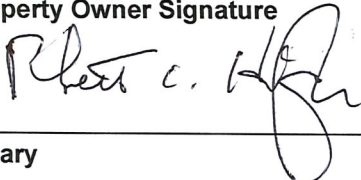


Planning & Development

Development Services Customer Service Center

One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: 1.5.8 – PEDESTRIAN ACCESS AND 3.4.5.F (PARKING LIMITED FRONTAGE)	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings PLEASE SEE ATTACHED	
Provide all associated case plan numbers including zoning and site plan: Transaction #532898 (SR-86-2017)	

GENERAL INFORMATION		
Property Address 1112 Dresser Court		Date 11.22.17
Property PIN 1715381134	Current Zoning OX-3-PL	
Nearest Intersection Wake Forest Road and Dresser Court		Property size (in acres) 1.43
Property Owner RALEIGH PLASTIC SURGERY PARTNERS LLC (Stephaie Woodard-Practice Administrator)	Phone 9198722616	Mail 1112 Dresser Court, Raleigh, NC 27609
	Email stephanie@raleighplastic.com	
Project Contact Person Graham Smith @ Site Collaborative	Phone 919.805.3586	Mail 727 West Hargett Street, Suite 101, Raleigh, NC 27603
	Email graham@sitecollaborative.com	
Property Owner Signature 	Email stephanie@raleighplastic.com	
Notary Sworn and subscribed before me this <u>22</u> day of <u>November/2017</u>	Notary Signature and Seal  	



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Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT		YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS			
1.	The property owner must be the applicant.	YES	
2.	An application, signed by the property owner and notarized to that effect, is required.	YES	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.	YES	
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	YES	



727 West Hargett Street, Suite 101
Raleigh, North Carolina 27603

ADMINISTRATIVE ALTERNATE REQUEST

RALEIGH PLASTIC SURGERY CENTER: BUILDING EXPANSION

Transaction #532898 (SR-86-2017)

Findings of Fact

November 22, 2017

The Applicant, Raleigh Plastic Surgery Partners, LLC, requests an Administrative Alternate pursuant to UDO section 10.2.17 to UDO Section 1.5.8.B which states the following as 'General Requirements':

1. *An entrance installed after September 1, 2013 providing both ingress and egress, operable to residents and customers at all times, is required to meet the street facing entrance requirements. Additional entrances from another street, pedestrian area, or internal parking area are permitted.*
2. *The entrance spacing requirements must be met for each building, but are not applicable to adjacent buildings.*
3. *And angled entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements.*

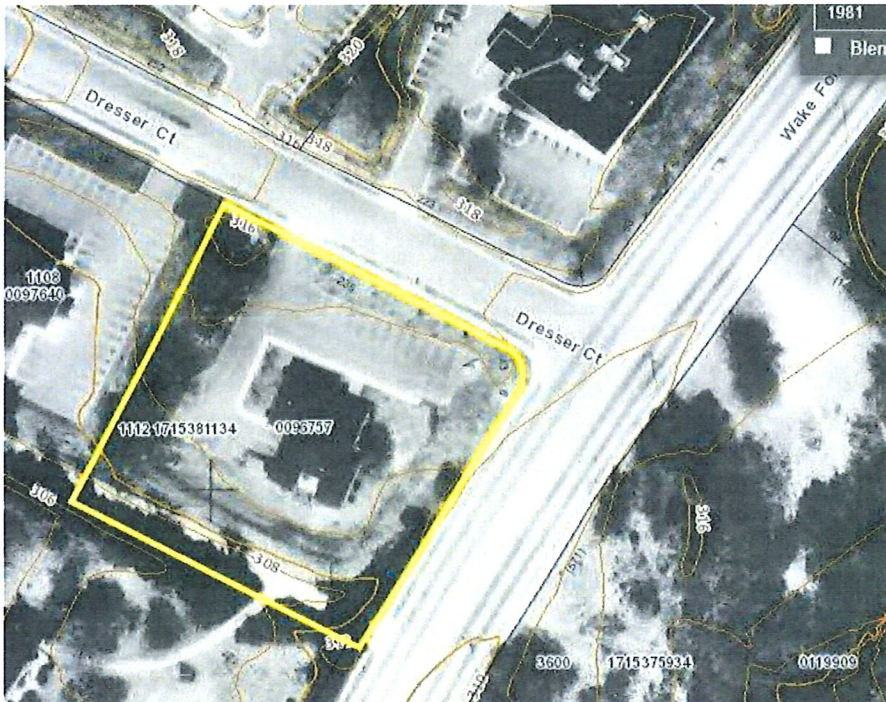
A related UDO section of note is Section 3.4.5.F that reinforces the requirements of 1.5.8.B by stating the following:

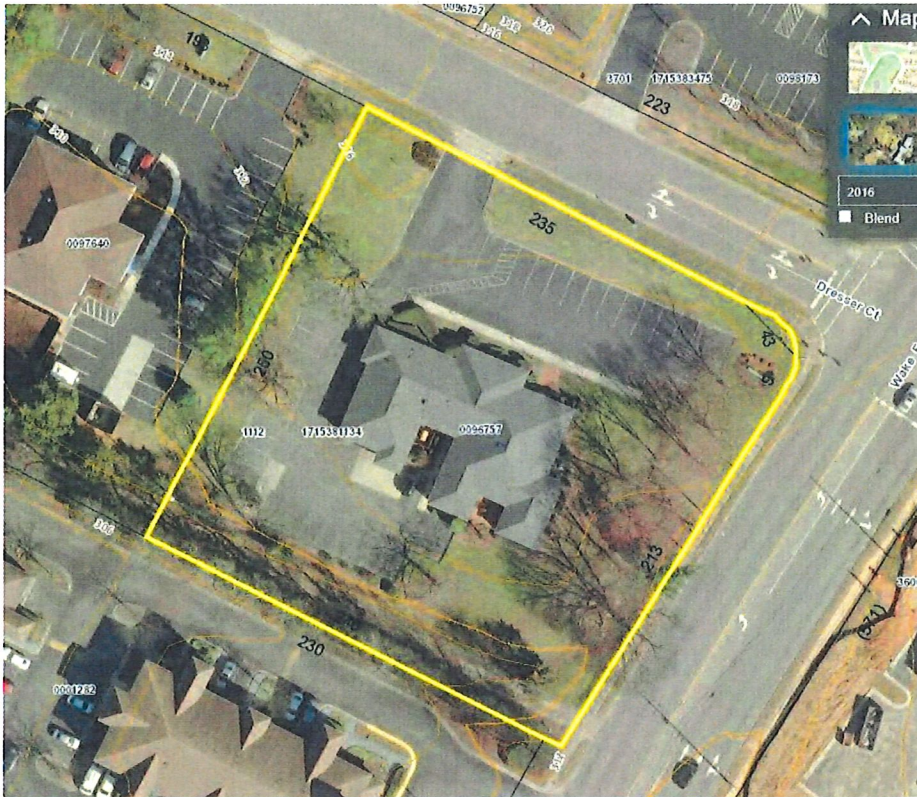
- F. *Primary Access*
 - F1. *Primary street-facing entrance required (minimum of 1 per building)*
 - F2. *Direct pedestrian access is required from the public sidewalk to the primary street facing entrance of the building*

The subject property is a corner lot, located south of Dresser Court and west of Wake Forest Road. The property has OX-3-PL zoning. The applicant intends to add approximately 1,168 s.f. of new office function space to the existing building (approximately 15% expansion). Due to this proposed building expansion and the subsequent required parking changes, the project has pursued the Administrative Site Review process with the City. The project team has submitted for an initial review for Administrative Site Review. During that initial review, it was determined by the Planning Director (using the criteria set forth in 1.5.4.C Multiple Street Frontage Lots) that Wake Forest Road was the Primary Frontage.

The applicant desires to only add much needed internal office space to the building, yet not provide a 'new' primary entrance facing Wake Forest Road.

The applicant and its predecessor businesses have operated at this location since 1978 with a 'front' door continuously facing Dresser Court as evidenced by the attached photos from IMAPS showing conditions from 1981, 2002, and 2016 (shown below in sequential order).





The Planning and Development Office may in accordance with Section 10.2.17 allow a non-street-facing entrance, subject to all of the following findings:

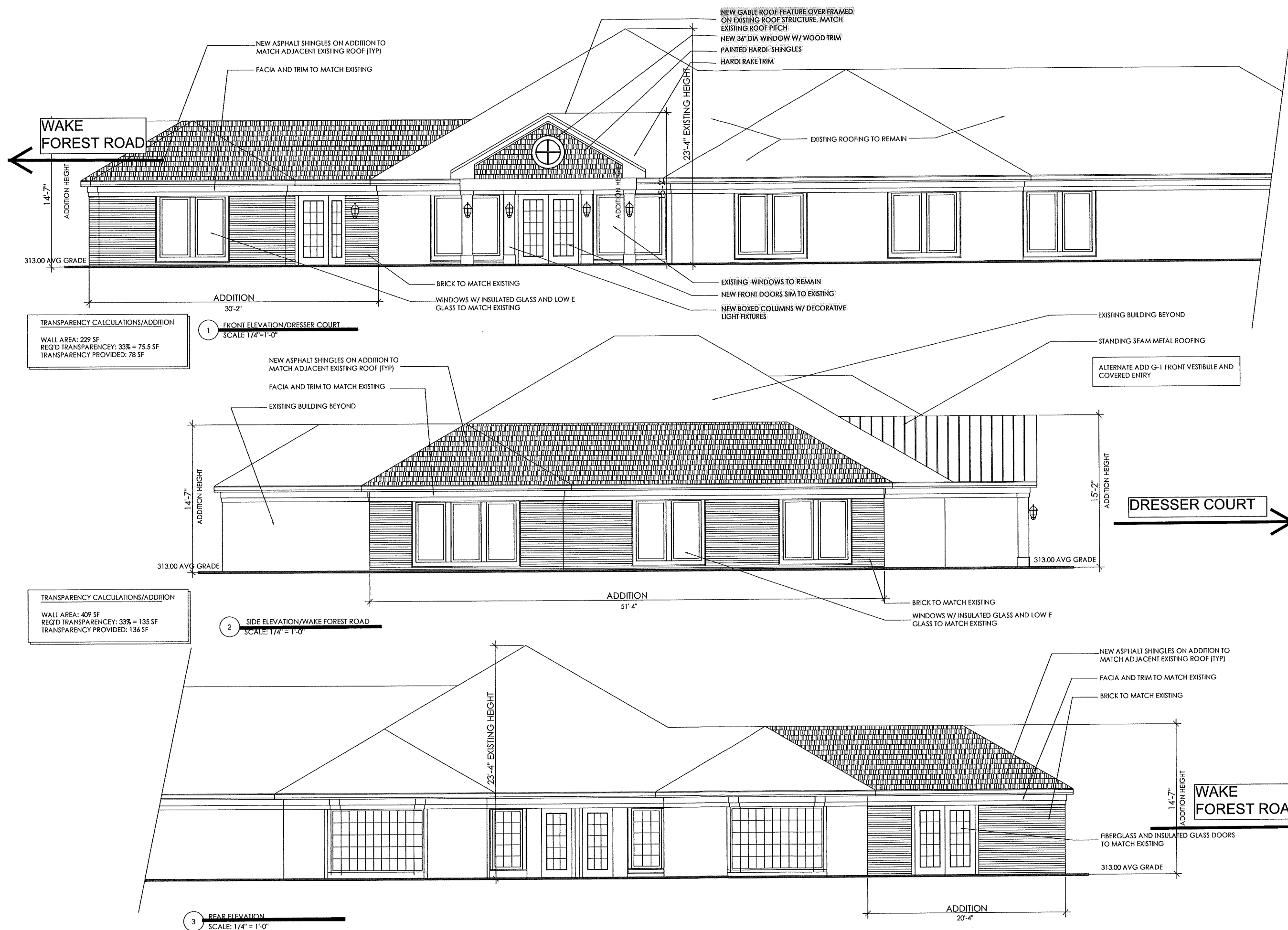
1. The approved alternate meets the intent of the street-facing entrance regulations;
FINDING: This building's entrance has remained in the same location since 1978. It has been defined as the only public entry to the building since that time. This building's address and the applicants address has always been 1112 Dresser Court. The longest property line (at 235') is along Dresser Court. The proposed building addition is approximately 15% and is only proposed to be primarily office space expansion. The building has functioned as a medical office facility with a lobby, waiting area, reception desk, specialized medical rooms, etc since its inception with its only public entry facing Dresser Court. Many specialized and specific internal building elements would have to be reconfigured in order to reorient its entire interior configuration in such a manner that the primary entrance be faced off of Wake Forest Road.
2. The approved alternate conform with the Comprehensive Plan and adopted City plans;
FINDING: This building's entrance has remained in the same location since 1978. It has been defined as the only public entry to the building since that time. The PL zoning was placed on this site by the City and not at the request of the property owners. The approved alternate would still allow for a prominent, known, and visible public entry to be maintained and even improved upon. The new accessible sidewalk route to Dresser Court would increase connectivity to the closest public way and to the intersection of Dresser Court and Wake Forest Road (and thus to the two closest bus stops). The site is not within ½ mile of a future Transit

Stop, yet it is along a Transit Emphasis Corridor. We believe that the following Policies within the Comprehensive Plan are met or strengthened with this approval:

- LU-2 Future Land Use Map and Zoning Consistency – as the underlying zoning will not change
- LU 2.1 Placemaking – as this will add more definition and pedestrian access to Dresser Court
- LU 2.5 Healthy Communities – as this sidewalk connection will provide better connections to public transit options and pedestrian systems along Dresser Court and Wake Forest Road
- T5.3 Incorporating Bicycle and Pedestrian Improvements – as this would enhance the site’s connections to city’s pedestrian network
- T5.10 Building Orientation – as this primary building orientation would front only a publicly-accessible and easily discernible and ADA-compliant walkway that leads directly to the front door to improve pedestrian access
- EP5.1 Urban Forestry – by not requiring an entrance and sidewalk to be placed through the existing tree canopy along Wake Forest Road
- UD1.8 Tree Planting and Preservation – by not requiring an entrance and sidewalk to be placed through the existing tree canopy along Wake Forest Road – thus preserving the trees
- UD3.7 Parking Lot Placement – as our parking lot (while allowed to be along WF Road) – is placed to the side of the property to assist with the vision of the Transit Emphasis corridor
- UD6.2 Ensuring pedestrian comfort and convenience – as this will increase connectivity from the building entry to a public right of way

3. The pedestrian access point is easily identifiable by pedestrians, customers, and visitors;
FINDING: This building’s entrance has remained in the same location since 1978. It has been defined as the only public entry to the building since that time. All customers and visitors recognize this existing entry as the building’s entry. This a medical office facility that very very few patrons or employees would ever arrive via a pedestrian route, yet this project does propose to create an accessible sidewalk from Dresser Court to this entry which would further assist with the identification of the appropriate building entry.
4. Recessed or projecting entries or building elements have been incorporated into the design of the building to enhance visibility of the street-facing entrance; and
FINDING: The building’s entrance has remained in the same location since 1978. The building’s entrance is currently recessed and is the only recessed location along the two street-facing facades. This entry is proposed to be slightly updated with this building alteration – in that a new roof/porte cochere will be extended over the existing recess to provide further prominence to this existing entrance, as well as providing more weather protection to this entry.
5. The pedestrian route from the street and bus stops and other modes of public transportation to the entrance is safe, convenient, and direct.
FINDING: This building’s entrance has remained in the same location since 1978. It has been defined as the only public entry to the building since that time. All customers and visitors recognize this existing entry as the building’s entry. This a medical office facility that very very few patrons or employees would ever arrive via a pedestrian route, yet this project does propose to create an accessible sidewalk from Dresser Court to this entry which would further assist with the identification of the appropriate building entry. This entry and proposed sidewalk to Dresser Court would allow more direct access to the two known current bus stops – one to the north on southbound Wake Forest Road and one directly across WF Road for northbound buses. By

taking pedestrians from our door to the corner, these two are more accessible. Also, this building entry and existing parking arrangement allows for a very direct connection between the on-site ADA parking spaces and the building entry. By shifting the entry to the WF Road façade, this direct link would be severed and thus less useful for the building patrons.



**WINSTEAD
WILKINSON
ARCHITECTS
P L L C**

1848 Wake Forest Road
Raleigh, NC 27608
T. 919-832-2878
F. 919-832-7901
info@wwa.us.com

PROPOSED INTERIOR ALTERATIONS FOR
**RALEIGH PLASTIC SURGERY
CENTER**
1112 DRESSER COURT
RALEIGH, NORTH CAROLINA

PROJECT NUMBER
216152

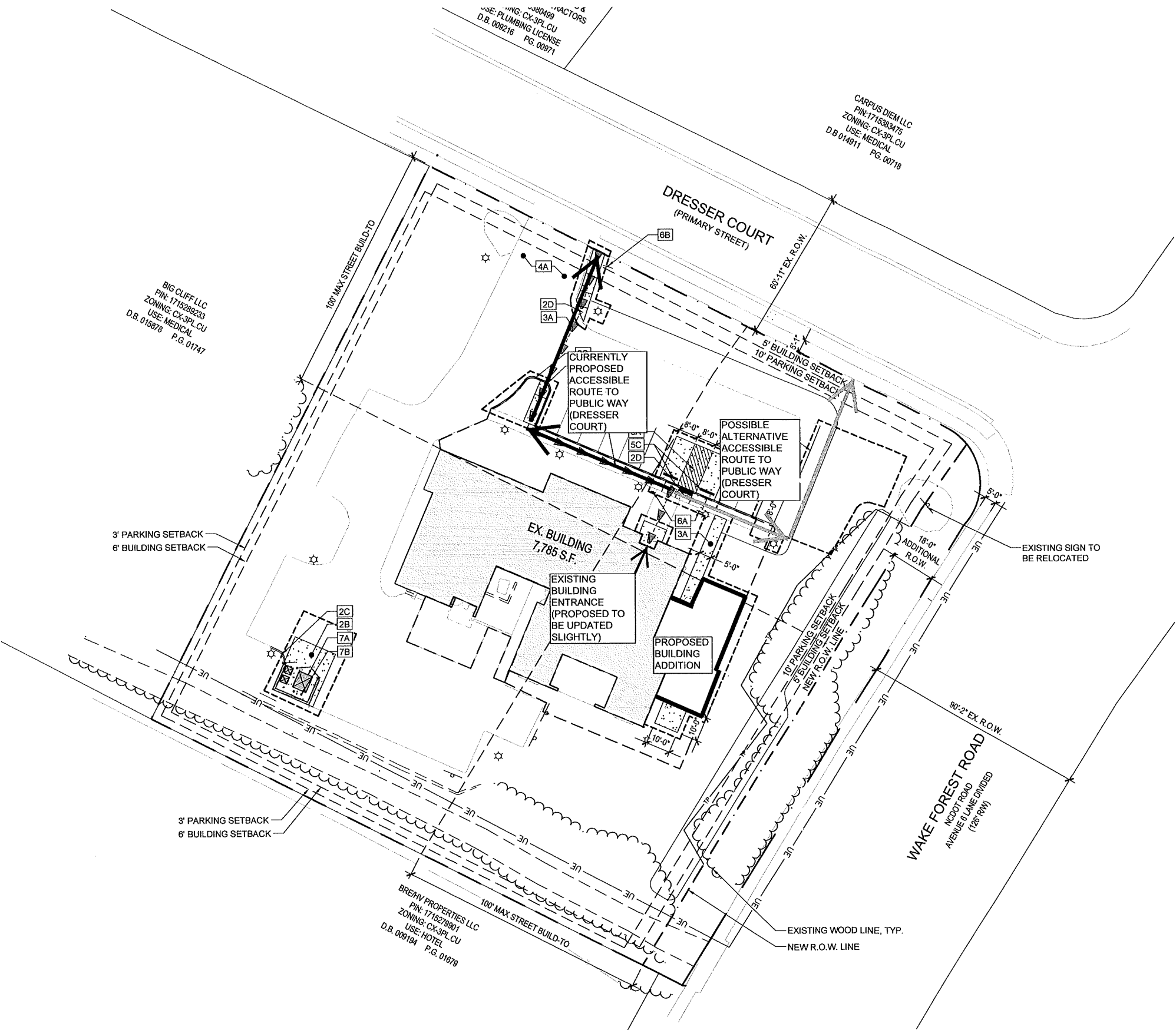
DATE
6 OCTOBER 2017

REVISIONS

ELEVATIONS

A_200

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GENERAL SITE NOTES

- ALL ON SITE PERMETER CURB & GUTTER SHALL BE 24" (6" CURB & 18" GUTTER) UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION IN RIGHT-OF-WAY PER CITY OF RALEIGH STANDARD.
- CURB & GUTTER TO SLOPE (NEGATIVE OR POSITIVE) SAME AS PAVEMENT EDGE. PONDING OF WATER IS PROHIBITED.
- PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS.
- ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED ON THE PLANS.
- BUILDING AND ROADWAY STAKE OUT TO BE PERFORMED BY A REGISTERED LAND SURVEYOR. ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
- GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT.
- ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE.
- GUARDRAILS SHALL HAVE BALUSTERS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
- ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND NCDOT STANDARDS.
- ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD SURVEY PERFORMED JOHNNY EDWARDS AND ASSOCIATES. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
- ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
- SIDEWALKS ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAGS), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

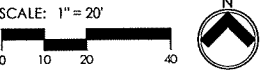
KEYNOTE LEGEND

KEY	DESCRIPTION	DETAIL / SHEET
1A	PLANTING BED - TRIPLE SHREDDED HARDWOOD MULCH.	-
1B	LIMITS OF PLANTING BED - 4" DEEP "V" SPADED EDGE.	-
1C	BERMUDA TIFWAY 419 SOD AREA.	-
2A	4" THICK CONCRETE PAVING. SAWCUT EXISTING TO NEAREST CONTROL JOINT.	1/L201
2B	6" THICK CONCRETE PAVING.	1/L201
2C	6" CONCRETE CURB.	2/L201
2D	TYPE R-1 ACCESSIBLE CURB RAMP.	1-20.01.4/L201
3A	ACCESSIBLE ROUTE - 5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE	-
4A	1" OVERLAY OR ASPHALT TOP COAT AS NEEDED TO ENSURE POSITIVE DRAINAGE	3/L201
5A	4" WIDE STRIPES AT 45 DEGREES AS SHOWN ON PLAN.	5/L201
5B	4" WIDE PARKING STRIPE (TYP.) AS SHOWN ON PLAN.	5/L201
5C	PRECAST CONCRETE WHEELSTOPS PER CITY OF RALEIGH STANDARDS.	5/L201
6A	HANDICAP PARKING SIGN - PER MUTCD AND CITY OF RALEIGH STANDARD.	6/L201
6B	STOP SIGN - PER MUTCD AND CITY OF RALEIGH STANDARD.	-
7A	DUMPSTER ENCLOSURE - WALL AND GATE SHALL BE COMPATIBLE WITH THE PRINCIPAL BUILDING IN TERMS OF TEXTURE, QUALITY, MATERIAL, AND COLOR.	-
7B	4" DIAMETER STEEL PIPE BOLLARD	7/L201

PAYMENT IN LIEU CALCULATIONS:

Sidewalk:
440 LF of non-compliant sidewalk (5' wide)
440LF x \$2.85/LF = \$1,254

NOTE:
THIS SURVEY DATA WAS COMPILED BY CE GROUP
LAND SURVEYING IN JULY/AUGUST 2017 AND
SUPPLEMENTED WITH GIS DATA TAKEN FROM WAKE
COUNTY MAPS



PARKING CALCULATIONS					
	USE	AREA (SF)	VEHICLE PARKING		
			Description	Required	Provided
EXISTING	MEDICAL	7,785	1 space / 400 SF	19	32
PROPOSED	MEDICAL	8,953	1 space / 400 SF	22	29

AMENITY AREA REQUIREMENTS					
ZONING	LOT AREA (SF)	PERCENT (%)	REQUIRED (SF)	PROPOSED (SF)	
OX-3-PL	57,935	10	5,794	5,828	

WIDTH IN BUILD-TO REQUIREMENTS				
STREET	FRONTAGE LENGTH (FT)	PERCENT (%)	REQUIRED (FT)	PROPOSED (FT)
DRESSER CT.	234	50	117	137
WAKE FOREST RD.	250	25	62.5	81



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RALEIGH PLASTIC SURGERY
RALEIGH PLASTIC SURGERY PARTNERS LLC.
1112 Dresser Ct, Raleigh, NC 27609

PROJECT NUMBER:
17045

PROJECT PHASE:
ADMINISTRATIVE
SITE REVIEW

DATE:
10.16.2017

RD1
RD2
RD3
RD4
RD5

SHEET TITLE:
LAYOUT &
MATERIALS
PLAN

SHEET NUMBER:

L200